

To: Mayor, Councillors and Staff

I am very concerned about the impact of backyard ARDUs:

1. Impact on Existing Trees

I am afraid that in the construction of a backyard ARDU trees may be removed. I don't believe the City of Guelph has yet implemented its Private Tree Bylaw so what protection will trees in mature neighbourhoods be afforded? The city needs to look at the goal of allowing more housing options through backyard ARDUs in tandem with tree protection.

2. Urban Design

The city in its Urban Design Manual, 2017 states that a principle based on Official Plan Objectives is "to ensure that the design of the built environment respects the character of the existing distinctive areas and neighbourhoods of the city." How is the city going to ensure that a backyard ARDU isn't a visual blight for the neighbours of adjoining properties? With minimal setbacks and potential two story ARDUs, will these buildings fit the urban fabric as it presently exists?

And one final thought: in a university town the potential for absentee landlord/ investors, who only rent to students, to monetize their properties exists with these ARDUs. If you already have five bedrooms rented in the main dwelling, add three bedrooms to the basement and build a two bedroom dorm space in the backyard, you now have 10 bedrooms rented at \$600-\$800 room.

With thanks for the opportunity to add my comments,

Sylvia Watson